



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

March 10, 2009

IN REPLY PLEASE  
REFER TO FILE:

MP-6

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ASSIGNMENTS AND ASSUMPTION OF LEASE NOS. 44475 AND 29573  
BETWEEN THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AND  
PLAINS EXPLORATION & PRODUCTION COMPANY  
TO VINTAGE PRODUCTION CALIFORNIA LLC  
EAST CANYON CHANNEL - PARCELS 6, ET AL.  
PACOIMA DIVERSION - PARCELS 27, ET AL.  
PACOIMA WASH - PARCELS 35, ET AL., AND PARCELS 43, ET AL.  
IN THE CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 3)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the assignment of Subsurface Oil and Gas Lease Nos. 44475 and 29573, along portions of East Canyon Channel, Pacoima Diversion, and Pacoima Wash, from Plains Exploration & Production Company to Vintage Production California LLC, in the City of Los Angeles.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF  
THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Approve the Assignments and Assumption of Subsurface Oil and Gas Lease Nos. 44475 and 29573 from Plains Exploration & Production Company to Vintage Production California LLC.

2. Instruct the Chairman to sign the Assignments and Assumption of Lease Nos. 44475 and 29573 and authorize delivery to the Vintage Production California LLC.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to obtain your Board's approval of the assignment of Subsurface Oil and Gas Lease Nos. 44475 and 29573 (Leases) to Vintage Production California LLC (Vintage), who acquired all rights, title, and interest in the Leases from Plains Exploration & Production Company (PXP).

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Fiscal Responsibility (Goal 4). The revenue from the Leases will continue to be used for flood control purposes and the property will enhance future revenues through assessment and taxation.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

Vintage paid \$5,000 for the Assignments and Assumption of Leases (Assignments). Rent from the Leases is received in the form of royalties. Monies continue to be received and will be deposited in the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Lease No. 44475 is located along East Canyon Channel and Lease No. 29573 is located along Pacoima Wash and Pacoima Diversion, in the City of Los Angeles, as shown on the attached map.

The purpose of the Leases is to allow for drilling to produce, extract, and remove oil, gas, and other hydrocarbons from the Los Angeles County Flood Control District (LACFCD) right of way. The Assignments provide for the assignment and conveyance of all of PXP rights, title, and interest in Lease Nos. 44475 and 29573 to Vintage. The Leases cannot be assigned without the written consent of the Board of Supervisors.

County Counsel has reviewed and approved both Assignments as to form.

The Honorable Board of Supervisors  
March 10, 2009  
Page 3

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Assignments are not projects pursuant to the California Environmental Quality Act (CEQA) because they are an activity that is excluded from the definition of a project by Section 15378(b)(5) of the CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment.

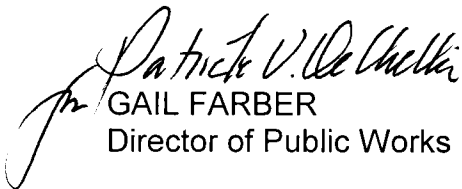
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action allows for joint use of LACFCD's right of way without interfering with the primary mission of the LACFCD.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed originals of each Assignment to the Department of Public Works, Mapping & Property Management Division.

Respectfully submitted,



GAIL FARBER  
Director of Public Works

GF:PAP:hp

Attachments (3)

c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel



RECORDING REQUESTED BY  
REQUESTED BY AND  
WHEN RECORDED MAIL TO

NAME Vintage Production California LLC  
Attn: Land Department  
MAILING ADDRESS 9600 Ming Ave., Suite 300  
CITY, STATE ZIP CODE Bakersfield, CA 93311

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

The Undersigned Declares:  
Documentary Transfer Tax Is None  
Documentary Transfer Tax Is Computed On The Full Value of the Property Conveyed:  
Ordinary Leases and assignments of leases of  
real property for a definite term of years

### ASSIGNMENT AND ASSUMPTION OF LEASE

QLS 15748300

9 This Assignment and Assumption of Lease ("Assignment"), dated as of March 10, 2008, by and between PLAINS EXPLORATION & PRODUCTION COMPANY, a Delaware corporation ("Assignor"), and VINTAGE PRODUCTION CALIFORNIA LLC, a Delaware corporation ("Assignee").

WHEREAS, Chevron U.S.A. Inc. entered into Lease Agreement No. 44475 ("Lease") dated May 17, 1983, and recorded June 28, 1983, as Document No. 83-727564, of Official Records, in the office of the Recorder of the County of Los Angeles, for exploration of oil, gas, and other hydrocarbon substances with the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic ("Lessor"), affecting the property, as described therein, in The City of Los Angeles, County of Los Angeles, State of California; and

WHEREAS, by Assignment and Assumption of Lease dated September 1, 1989, recorded March 8, 2007 as Document No. 20070512585, of Official Records, in the office of the Recorder of the County of Los Angeles, Chevron U.S.A. Inc. assigned all of its right, title, and interest in and to said Lease to Assignor; and

WHEREAS, Assignor desires to assign to Assignee, and Assignee desires to assume all of Assignor's rights and obligations under the Lease with the consent of Lessor.

NOW THEREFORE, Assignor and Assignee agree as follows:

1. Assignment For a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns all of its right, title, and interest in and to the Lease.
2. Assumption Assignee hereby accepts this Assignment and hereby assumes and agrees to be bound by all of Assignor's obligations under the Lease. Assignee shall perform all the terms, covenants, and conditions of the Lease, including the payment of rent and other required amounts to Lessor after the Effective Date (hereafter defined) hereof.
3. Effective Date The Effective Date of this Assignment shall be the date that this Assignment is executed by Lessor.

File with: East Canyon Channel 6  
Affects Parcels 63, 64, 65, 66, 67, and 71  
Also Affects Pacoima Wash Parcels 43, 44, 46, 156 and 164  
M9822015

CONSENT OF LESSOR

Lessor hereby consents to and approves this Assignment and, pursuant to Article 23 of the Lease, hereby releases Assignor from all obligations and liabilities arising under the Lease after the Effective Date herein set forth.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment and Assumption of Lease as of March 10, 2008.

"ASSIGNOR"

PLAINS EXPLORATION & PRODUCTION  
COMPANY, a Delaware corporation

SIB By James R. Runsey  
Its \_\_\_\_\_

(Corporate Seal)

"ASSIGNEE"

VINTAGE PRODUCTION CALIFORNIA LLC,  
a Delaware corporation

By Roeo (Signature)  
Its Attorney-in-Fact

(Corporate Seal)

STATE OF

Texas

) SS

COUNTY OF

Harris

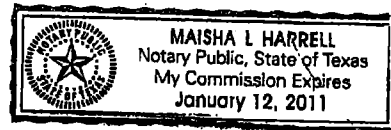
On Oct. 8, 2008 before me, Maisha L. Harrell, Notary Public, personally appeared Jason B. Burrey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Maisha L. Harrell (Seal)



STATE OF

California

) SS

COUNTY OF

Kern

On October 15, 2008 before me, Teresa A. Altenburger, Notary Public, personally appeared Russell P. Ledbetter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Teresa A. Altenburger (Seal)

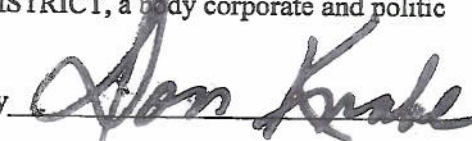




"LESSOR"

LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT, a body corporate and politic

By



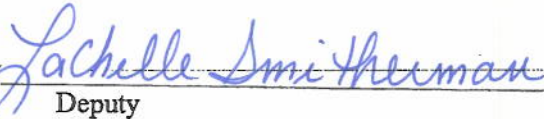
Chairman, Board of Supervisors  
of the County of Los Angeles

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

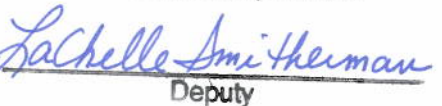
By

  
Deputy

I hereby certify that pursuant to  
Section 25103 of the Government Code,  
delivery of this document has been made.

SACHI A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

By

  
Deputy

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

21

MAR 10 2009

  
SACHI A. HAMAI  
EXECUTIVE OFFICER



STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 11<sup>th</sup> day of March, 2009, the facsimile signature of DON KNABE, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smitherman  
Deputy

By [Signature]  
Deputy

RECORD/ REQUESTED BY  
REQUESTED BY AND  
WHEN RECORDED MAIL TO

NAME Vintage Production California LLC  
Attn: Land Department  
MAILING ADDRESS 9600 Ming Ave., Suite 300  
CITY, STATE ZIP CODE Bakersfield, CA 93311

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

The Undersigned Declares:  
Documentary Transfer Tax Is None  
Documentary Transfer Tax Is Computed On The Full Value of the Property Conveyed:  
Ordinary Leases and assignments of leases of  
real property for a definite term of years

### ASSIGNMENT AND ASSUMPTION OF LEASE

QLS 15748401

9 This Assignment and Assumption of Lease ("Assignment"), dated as of March 10, 2008, by and between PLAINS EXPLORATION & PRODUCTION COMPANY, a Delaware corporation ("Assignor"), and VINTAGE PRODUCTION CALIFORNIA LLC, a Delaware corporation ("Assignee").

WHEREAS, Chevron U.S.A. Inc. entered into Lease Agreement No. 29573 ("Lease") dated March 3, 1977, and recorded May 6, 1977, as Document No. 77-474347, of Official Records, in the office of the Recorder of the County of Los Angeles, for exploration of oil, gas, and other hydrocarbon substances with the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic ("Lessor"), affecting the property, as described therein, in The City of Los Angeles, County of Los Angeles, State of California; and

WHEREAS, by Assignment and Assumption of Lease dated September 1, 1989, recorded March 8, 2007 as Document No. 20070512586, of Official Records, in the office of the Recorder of the County of Los Angeles, Chevron U.S.A. Inc. assigned all of its right, title, and interest in and to said Lease to Assignor; and

WHEREAS, Assignor desires to assign to Assignee, and Assignee desires to assume all of Assignor's rights and obligations under the Lease with the consent of Lessor.

NOW THEREFORE, Assignor and Assignee agree as follows:

1. Assignment For a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns all of its right, title, and interest in and to the Lease.
2. Assumption Assignee hereby accepts this Assignment and hereby assumes and agrees to be bound by all of Assignor's obligations under the Lease. Assignee shall perform all the terms, covenants, and conditions of the Lease, including the payment of rent and other required amounts to Lessor after the Effective Date (hereafter defined) hereof.
3. Effective Date The Effective Date of this Assignment shall be the date that this Assignment is executed by Lessor.

File with: PACOIMA DIVERSION 27  
Includes Parcels 28 through 36, 45, and 46  
Affects Pacoima Wash Parcels 38, 55, 58 through 63, 78, and 275  
M9322074

CONSENT OF LESSOR

Lessor hereby consents to and approves this Assignment and, pursuant to Article 23 of the Lease, hereby releases Assignor from all obligations and liabilities arising under the Lease after the Effective Date herein set forth.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment and Assumption of Lease as of March 10, 2008.

"ASSIGNOR"

PLAINS EXPLORATION & PRODUCTION  
COMPANY, a Delaware corporation

By

Its

(Corporate Seal)

"ASSIGNEE"

VINTAGE PRODUCTION CALIFORNIA LLC,  
a Delaware corporation

By

Its

Attorney-in-Fact

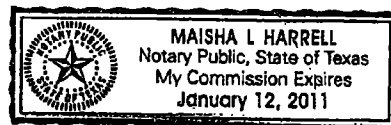
(Corporate Seal)

STATE OF Texas )  
COUNTY OF Harris ) ss  
On Oct. 8, 2008 before me, Maisha L. Harrell, Notary Public,  
personally appeared James H. Runney, who proved to me on the basis  
of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maisha L. Harrell (Seal)

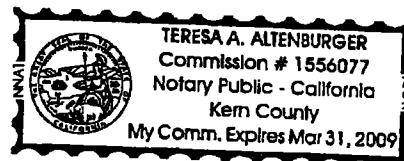


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WITNESS my hand and official seal.

Signature Teresa A. Altenburger (Seal)





"LESSOR"

LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT, body corporate and politic

By

*Don Krabe*

Chairman, Board of Supervisors  
of the County of Los Angeles

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By

*Lachelle Smitherman*  
Deputy



APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

By

*Raymond G. Fortner, Jr.*  
Deputy

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Executive Officer  
Clerk of the Board of Supervisors

By

*Lachelle Smitherman*  
Deputy

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

21

MAR 10 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF LOS ANGELES    )

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The undersigned hereby certifies that on this 11<sup>th</sup> day of March, 2009, the facsimile signature of DON KNABE, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By Lachelle Smitherman  
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,  
County Counsel

By [Signature]  
Deputy